

PETITION FOR ZONING VARIANCE 84-43-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 B02.3.C.1 - to permit a front setback of 14' instead of the required 25' and a rear yard setback of 10' instead of the required 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

John Gilbert Long

(Type or Print Name)

Signature

Address

2406 Woodridge Rd

City and State

Baltimore, Md 21219

Attorney for Petitioner:

John W. Nowicki

(Type or Print Name)

Signature

Address

6916 North Point Rd

City and State

Baltimore, Md 21219

Attorney's Telephone No.:

477-2400

Legal Owner(s):

Frances Charlotte Lipton Beniga

(Type or Print Name)

Signature

Address

8024 Penwood Rd

City and State

Baltimore, Md 21219

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John G. Long

Signature

Address

2406 Woodridge Rd

City and State

Baltimore, Md 21219

Phone No. 477-1109 or 477-1743

14th day

ORDERED By The Zoning Commissioner of Baltimore County, this

June 19 83, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that a copy be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the

11th day of August, 1983, at 10:15 o'clock

A.M.

Cal Jahn

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NE Corner of Shore & Esquire Rds., 15th District : OF BALTIMORE COUNTY
FRANCES C. L. PRINCIPATE, et al, Petitioners : Case No. 84-43-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 25th day of July, 1983, a copy of the foregoing Order was mailed to Frances C. L. Principate and Party A. Principate, 8024 Penwood Road, Baltimore, MD 21219, Petitioners; and Mr. and Mrs. John G. Long, 2406 Woodridge Road, Baltimore, MD 21219, Contract Purchasers.

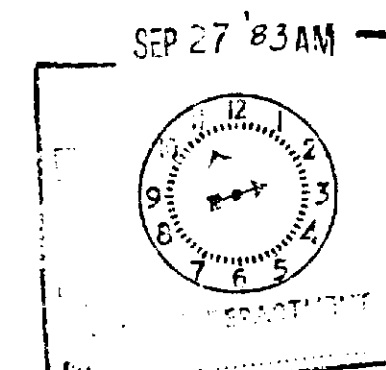
John W. Hession, III

RE: PETITION FOR VARIANCES : BEFORE THE
NE/corner of Shore & Esquire Rds. : DEPUTY ZONING
15th Election District : COMMISSIONER
FRANCES C.L. Principate, et al- : OF
Petitioners : BALTIMORE COUNTY
NO. 84-43-A (Item No. 264)

Please note an appeal to the Order denying the variance to the above referenced case for the following reasons:

1. That the Commissioner's findings that the variance requested would not be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and that it would adversely effect the health, safety, and general welfare of the community are not supported by the facts of this case.
2. That the Commissioner's decision to deny the variance is erroneous based on the facts as applied to the law.

John W. Nowicki
6916 North Point Road
Baltimore, Maryland 21219
477-8400



JOHN W. NOWICKI
ATTORNEY AT LAW
EDGEMERE OFFICE
8016 NORTH POINT ROAD
BALTIMORE CO., MD 21219
477-8400
BEL AIR OFFICE
381 S. MAIN STREET
BEL AIR, MD 21014
878-0008

IN THE MATTER OF THE APPLICATION OF : BEFORE
FRANCES C. L. PRINCIPATE, ET AL. : COUNTY BOARD OF APPEALS
FOR VARIANCE FROM : OF
§1802.3.C.1 OF THE BALTIMORE :
COUNTY ZONING REGULATIONS : BALTIMORE COUNTY
NE CORNER OF SHORE AND : NO. 84-43-A
ESQUIRE ROADS :
15th DISTRICT :

OPINION

The Board is in receipt of an appeal from a decision of the Deputy Zoning Commissioner of Baltimore County in case #84-43-A in which the petition for variances was denied. The date of the Order in this case is August 23, 1983. The date upon which the appeal was received by the Zoning Commissioner's office was September 27, 1983. In addition to the appeal, this file also contained a letter from the Zoning Commissioner, dated September 28, 1983, in which he notes that the appeal was filed after the thirty day appeal period had expired, and that this appeal was untimely filed.

Section 22-32 of the Baltimore County Code clearly states that an "... appeal shall be filed, in writing, with the zoning commissioner within thirty (30) days from the date of any final order appealed from, ...". In view of these circumstances, the Board is convinced that the appeal in this case has not been timely filed and will dismiss the appeal for this reason.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 13th day of October, 1983, by the County Board of Appeals, ORDERED that the appeal from the decision of the Deputy Zoning Commissioner of August 23, 1983, was not timely filed and, therefore, it is hereby DISMISSED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett, Chairman
William R. Evans
Diana K. Vincent

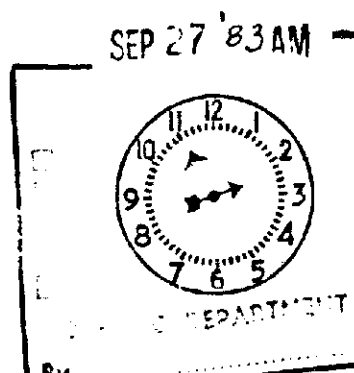
RE: PETITION FOR VARIANCES : BEFORE THE
NE/corner of Shore & Esquire Rds. : DEPUTY ZONING
15th Election District : COMMISSIONER
FRANCES C.L. Principate, et al- : OF
Petitioners : BALTIMORE COUNTY
NO. 84-43-A (Item No. 264)

11th day of August, 1983, at 10:15 o'clock

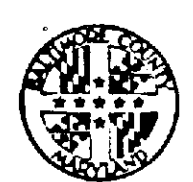
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1. That the Commissioner's findings that the variance requested would not be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and that it would adversely effect the health, safety, and general welfare of the community are not supported by the facts of this case.
2. That the Commissioner's decision to deny the variance is erroneous based on the facts as applied to the law.

John W. Nowicki
6916 North Point Road
Baltimore, Maryland 21219
477-8400



JOHN W. NOWICKI
ATTORNEY AT LAW
EDGEMERE OFFICE
8016 NORTH POINT ROAD
BALTIMORE CO., MD 21219
477-8400
BEL AIR OFFICE
381 S. MAIN STREET
BEL AIR, MD 21014
878-0008



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

October 13, 1983

John W. Nowicki, Esquire
6916 North Point Road
Baltimore, Maryland 21219

Re: Case No. 84-43-A
FRANCES C. L. PRINCIPATE, et al

Dear Mr. Nowicki:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Ms. Frances C. L. Principate
Mr. and Mrs. John G. Long
Mr. John Leisak
John W. Hession, III, Esquire
N. E. Gerber
J. G. Hoswell
A. Jablon
J. Jung
J. E. Eyer



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 28, 1983

County Board of Appeals
of Baltimore County
Court House
Towson, Maryland 21204

Re: Petition for Variances
NE/corner of Shore & Esquire Roads
FRANCES C. L. PRINCIPATE, et al - Petitioners
Case No. 84-43-A

Gentlemen:

On September 27, 1983, John W. Nowicki, attorney for the petitioners, hand-delivered to our office an appeal along with a check in the amount of \$80.00. Due to the fact that this appeal came in after the 30 day appeal period, this appeal is, in fact, untimely filed. It should be noted for your information that in the presence of Mrs. Christine Rorke, Mr. Nowicki backdated the check with the date of September 22, 1983.

Very truly yours,

Arnold Jablon
Zoning Commissioner

AJ:aj

cc: John W. Nowicki, Esquire
6916 North Point Road
Baltimore, Maryland 21219

Ms. Frances C. L. Principate
8024 Penwood Road
Baltimore, Maryland 21219

Mr. & Mrs. John G. Long
2406 Woodridge Road
Baltimore, Maryland 21219

John W. Hession, III, Esquire
People's Counsel of Baltimore
County

Beginning at a point on the Northeast corner of Shore Road and Esquire Road and being known as lot 7 in the subdivision of lot 4 farm property and recorded among the land records of Baltimore County in plat book 8 folio 93.

Office copy.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances
LOCATION: Northeast corner of Shore and Esquire Roads
DATE & TIME: Thursday, August 11, 1983 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front yard setback of 14 ft. instead of the required 25 ft. and a rear yard setback of 10 ft. instead of the required 30 ft.

The Zoning Regulation to be excepted as follows:
Section 1B02.3. C.1 - front and rear yard setbacks in a D.R. 5.5 zone

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Frances C. L. Principate, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 11, 1983 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES
NE/corner of Shore & Esquire Rds.
15th Election District
Frances C.L. Principate, et al -
Petitioners
No. 84-43-A (Item No. 264)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the petition and subsequent to a field inspection in which it was determined that the granting of the variances requested would not be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would adversely affect the health, safety, and general welfare of the community due to the size of the existing setbacks on the improved lots in the immediate area, the variances should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of August, 1983, that the Petition for Variances to permit a front yard setback of 14 feet in lieu of the required 25 feet and a rear yard setback of 10 feet in lieu of the required 30 feet is hereby DENIED.

John M. H. Long
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE August 23, 1983
BY *May Cooper Clark*
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 29, 1983

Mr. & Mrs. John Gilbert Long
2406 Woodridge Road
Baltimore, Maryland 21219

Re: Petition for Variances
NE/Shore and Esquire Roads
Frances C. L. Principate, et al - Petitioners
Case No. 84-43-A

Dear Mr. & Mrs. Long:

This is to advise you that \$60.25 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
W. HAMMOND
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119461

DATE 8/11/83 ACCOUNT R-01-615-000

AMOUNT \$60.25

RECEIVED FROM Deborah Long
FOR Advertising & Posting Case #84-43-A

6 627*****60251b 4112A

VALIDATION OR SIGNATURE OF CASHIER

July 14, 1983

Mr. John C. Long
2406 Woodridge Road
Baltimore, Maryland 21219

NOTICE OF HEARING
Re: Petition for Variances
NE/corner Shore and Esquire Roads
Frances C. L. Principate, et al - Petitioners
Case No. 84-43-A

TIME: 10:15 A.M.

DATE: Thursday, August 11, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Frances C. L. Principate, et al
8024 Penwood Road
Baltimore, Maryland 21219

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 117967

DATE 8/15/83 ACCOUNT R-01-615-000

AMOUNT 35.00

RECEIVED FROM *John C. Long*
FOR *Advertising & Posting Case #84-43-A*
2406 Woodridge Road
Baltimore, Maryland 21219

6 629*****35001b 3065A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 28, 1983

Mr. John Lejsiak
8606 Esquire Road
Baltimore, Maryland 21219

Re: Petition for Variance
NE/corner of Shore & Esquire Roads
Frances C. L. Principate, et al - Petitioners
Case No. 84-43-A

Dear Mr. Lejsiak:

Please be advised that an appeal has been filed by John W. Nowicki, attorney for the petitioners, from the decision of the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

Arnold Jablon
Arnold Jablon
Zoning Commissioner

AJ:aj

cc: John W. Hessian, III, Esquire
People's Counsel of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 28, 1983

County Board of Appeals
of Baltimore County
Court House
Towson, Maryland 21204

Re: Petition for Variances
NE/corner of Shore & Esquire Roads
Frances C. L. Principate, et al - Petitioners
Case No. 84-43-A

Gentlemen:

On September 27, 1983, John W. Nowicki, attorney for the petitioners, hand-delivered to our office an appeal along with a check in the amount of \$80.00. Due to the fact that this appeal came in after the 30 day appeal period, this appeal is, in fact, untimely filed. It should be noted for your information that in the presence of Mrs. Christine Rozko, Mr. Nowicki backdated the check with the date of September 22, 1983.

Very truly yours,

Arnold Jablon
Arnold Jablon
Zoning Commissioner

AJ:aj

cc: John W. Nowicki, Esquire
6916 North Point Road
Baltimore, Maryland 21219

Ms. Frances C. L. Principate
8024 Penwood Road
Baltimore, Maryland 21219

Mr. & Mrs. John C. Long
2406 Woodridge Road
Baltimore, Maryland 21219

John W. Hessian, III, Esquire
People's Counsel of Baltimore
County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond,
TO: Zoning Commissioner Date: July 28, 1983
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition #84-43-A
Frances C. L. Principate, et al

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:si

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 29, 1983

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204cc: Nicholas B. Commodari
ChairmanMEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial DevelopmentMr. & Mrs. Patty A. Principate
8021 Penwood Road
Baltimore, Maryland 21219RE: Case No. 84-43-A (Item No. 264)
Petitioner - Patty A. Principate et ux
Variance Petition

Dear Mr. & Mrs. Principate:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct a dwelling on this vacant property within 10' of the rear property line and 14' of the front property line, this hearing is required.

As I explained to Mrs. Principate, the original variance request for a setback of 29' to the center of the road was removed from the petition form because it was not needed.

A similar hearing (Case #71-207-A) was granted for the property immediately opposite this site on Esquire Road.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NHC:mch

Enclosure

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204HARRY PISTEL, P.E.
DIRECTOR

July 18, 1983

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204RE: Item #264 (1982-1983)
Property Owner: Frances C. & Patty A. Principate
N/E corner Shore Rd. and Esquire Rd.
Acres: 170/170 X 50.5/50.5
District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Esquire and Shore Roads, existing public roads, are proposed to be further improved in the future as 30-foot closed section roadways on 40-foot rights-of-way with fillet areas for sight distance at their intersection.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This property is below elevation 10, subject to tidal flooding to Elevation 8.676 c. record (Baltimore County Datum).

Item #264 (1982-1983)
Property Owner: Frances C. & Patty A. Principate
Page 2
July 18, 1983Storm Drains: (Cont'd)

The property to be developed is located adjacent to tidewater. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential and commercial development.

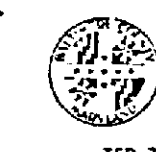
Water and Sanitary Sewer:

There is an 8-inch public water main in Esquire Road. Public 8-inch sanitary sewerage exists in Esquire and Shore Roads.

Very truly yours,

Robert A. Martin, P.E.
ROBERT A. MARTIN, P.E., Chief
Bureau of Public Services

RAN:EMH:FVR:SS

A-NE Key Sheet
28 SE 35 Pos. Sheet
SE 7 1 Topo
111 Tax MapBALTIMORE COUNTY
DEPARTMENT OF PLANNING & ZONING
TOWSON, MARYLAND 21204

June 21, 1983

TED ZALEM JR.
DIRECTORMr. William E. Hammond
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 264 Zoning Advisory Committee Meeting June 14, 1983

See as follows:

Property Owner: Frances C. & Patty A. Principate

Location: NE/Cor. Shore Rd. and Esquire Rd.

Existing Zoning: D.R. 5.5

Proposed Zoning: Variance to permit a front setback of 14' in lieu of the required 25', a setback of 29' to the center of the road in lieu of the required 50' & a rear yard setback of 10' in lieu of the required 30'.

Acres: 170/170 X 50.5/50.5

District: 15th

The items checked below are applicable:

1. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 ~~Seasat-Maryland Code for the Development and Use of~~ and other applicable Codes.
2. A building and other miscellaneous permits shall be required before beginning construction.
3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
5. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction; no opening permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line. See Table 102, line 2, Section 1007 and Table 102.
6. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
7. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
8. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 102.
9. Comments: This proposed dwelling appears to be in a tidal inundation area subject to flooding to elevation 8.676 c. record (Baltimore County Datum). Elevations of property or floor levels are not shown on plans submitted.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plan Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plan Review

CEB:rrj

FORM CI-82

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(Page 43 - Bill No. 4-82)

PLACE, HIGHLY HAZARDOUS OPERATION, ATHLETIC FIELD OR ANY OTHER LOCATION WHERE SUCH A HIGH FENCE IS NECESSARY FOR THE PROTECTION OR SAFETY OF THE PUBLIC.

ELECTRIC FENCES SHALL BE PERMITTED ONLY ON FARMS FOR THE RETENTION OF LIVESTOCK, AND ONLY IF THE ELECTRIC FENCES ARE NOT A SAFETY HAZARD TO PEOPLE.

NO FENCE SHALL HAVE ANY PROJECTING SHARP POINTS, JAGGED EDGES, OR OTHER PROJECTIONS WHICH MAY INJURE PERSONS OR ANIMALS COMING IN CONTACT WITH SUCH FENCE, AND NO FENCE LESS THAN 4 FEET HIGH SHALL HAVE SHARP PICKETS OR VERTICAL POINTED OBJECTS ON TOP.

BARBED WIRE OR OTHER APPROVED RETARDING MATERIAL OR CONSTRUCTION MAY BE PLACED ON TOP OF ANY FENCE WHICH IS MORE THAN 6 FEET 9 INCHES HIGH EXCEPT WHERE SUCH BARBED WIRE OR OTHER RETARDING MATERIAL WILL CREATE A HIGHLY HAZARDOUS CONDITION. BARBED WIRE FENCES SHALL BE PERMITTED ON FARMS FOR THE RETENTION OF LIVESTOCK ONLY IF THE FENCES ARE NOT A SAFETY HAZARD TO PEOPLE.

SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

519.1 AREAS SUBJECT TO INUNDATION BY TIDE WATERS:

1. WHENEVER BUILDING OR ADDITIONS ARE CONSTRUCTED IN AREAS SUBJECT TO INUNDATION BY TIDEWATERS, THE BUILDING'S LOWEST FLOOR (INCLUDING BASEMENT) SHALL BE NOT LOWER THAN ONE (1) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION, AS ESTABLISHED BY THE U.S. ARMY CORPS OF ENGINEERS OR THE FEDERAL FLOOD INSURANCE STUDY, WHICHEVER IS MORE RESTRICTIVE. THESE BUILDINGS OR ADDITIONS SHALL BE DESIGNED AND ADEQUATELY ANCHORED TO PREVENT FLOTATION, COLLAPSE, OR LATERAL MOVEMENT OF THE STRUCTURE WITH MATERIALS RESISTANT TO FLOOD DAMAGE.

2. CRAWL SPACES UNDER BUILDINGS CONSTRUCTED IN THE TIDAL PLAIN, AS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS OR THE FEDERAL FLOOD INSUR-

BALTIMORE COUNTY
DEPARTMENT OF PLANNING & ZONING
TOWSON, MARYLAND 21204-2566
494-4500PAUL H. RENCKE
CHIEF

September 15, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Frances C. and Patty A. Principate

Location: NE/Cor. Shore Road and Esquire Road

Item No.: 264

Zoning Agenda: Meeting of June 14, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Rencke* Approved: *William E. Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK /mb/cm

BALTIMORE COUNTY
DEPARTMENT OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353ARNOLD JARON
ZONING COMMISSIONER

August 23, 1983

John W. Nowicki, Esquire
6916 North Point Road
Baltimore, Maryland 21219RE: Petition for Variances
NE/Corner of Shore & Esquire Rds.
15th Election District
Frances C.L. Principate, et al -
Petitioners
NO. 84-43-A (Item No. 264)

Dear Mr. Nowicki:

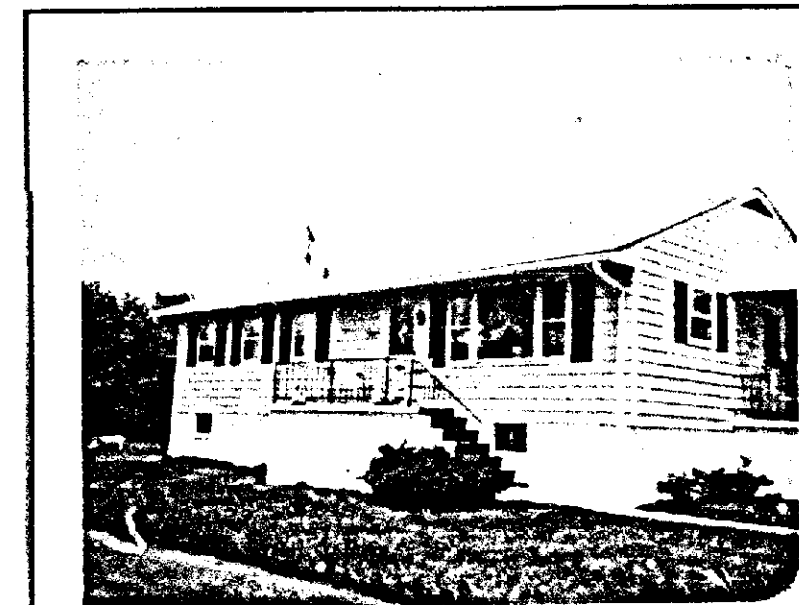
I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M.H. Jung
JOHN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. John Lejsiak
8606 Esquire Road
Baltimore, Maryland 21219John W. Hessian, III, Esquire
People's Counsel

#84-43-A

15th District

NE/Corner Shore & Esquire Roads

Frances C. Principate, et al

1 SIGN

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, MarylandDistrict: 15 Date of Posting: 8/19/83
Posted for: Board of Appeals
Petitioner: Frances C. Principate, et al
Location of property: N.E. Cor. Shore and Esquire Rds.
Location of Signs: Property, intersection of Shore and Esquire
Remarks: Item 2, 15th District
Posted by: Paul H. Rencke Signature: Paul H. Rencke Date of return: 8/19/83
Number of Signs: 1

PETITION FOR VARIANCES
15 Election District
ZONING: Petition for Variances
LOCATION: Northeast corner of
 Shore and Esquire Roads
DATE & TIME: Thursday, August 11,
 1983 at 10:15 A.M.
PUBLIC HEARING: Room 106,
 County Office Building, 111 W. Chesapeake
 Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore
 County, by authority of the Zoning
 Act and Regulations of Baltimore
 County, will hold a public hearing:
 Petition for Variances to permit a
 front yard setback of 14 ft. instead of
 the required 25 ft. and a rear yard
 setback of 10 ft. instead of the re-
 quired 30 ft.
 The Zoning Regulations to be ex-
 cepted as follows:
 Section 1802.3C.1 - front and rear
 yard setbacks in a D.R. 5.5 zone
 All that parcel of land in the Fif-
 teenth District of Baltimore County
 Beginning at a point on the North-
 east corner of Shore Road and Es-
 quire Road and being known as lot 7
 in the subdivision of lot 4 farm prop-
 erty and recorded among the land
 records of Baltimore County in plat
 book 8 folio 93.
 Being the property of Frances C.L.
 Principate, et al, as shown on plat
 plan filed with the Zoning Depart-
 ment.
 Hearing Date: Thursday, August 11,
 1983 at 10:15 A.M.
 Public Hearing: Room 106, County
 Office Building, 111 W. Chesapeake
 Avenue, Towson, Maryland
 BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

July 21, 1983

THIS IS TO CERTIFY, that the annexed advertisement of
 Arnold Jablon in the matter of P.O. #46330 Req. #L49847

was inserted in **The Dundalk Eagle** a weekly news-
 paper published in Baltimore County, Maryland, once a week
 for one ~~successive~~ weeks before the
 22nd day of July 1983; that is to say,
 the same was inserted in the issues of July 21, 1983

Kimbel Publication, Inc.
 per Publisher.

By *K.C. Delke*

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 121533

DATE 9/28/83 ACCOUNT R-CA-615-000

AMOUNT \$80.00

RECEIVED FROM John W. Nowicki, Esquire
Appeal Fee on Case #84-43-A
(Frances C. L. Principate, et al)

C 113*****80DUID 8292A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCES
15A Election District
ZONING: Petition for Variances
LOCATION: Northeast corner of
 Shore and Esquire Roads
DATE & TIME: Thursday, August
 11, 1983 at 10:15 A.M.
PUBLIC HEARING: Room 106,
 County Office Building, 111 W.
 Chesapeake Avenue, Towson,
 Maryland
 The Zoning Commissioner of Baltimore
 County, by authority of the
 Zoning Act and Regulations of Baltimore
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 All that parcel of land in the Fif-
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 of lot 4 farm property and record-
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 timore County in plat book 8 folio 93.
 Being the property of Frances C.
 L. Principate, et al, as shown on
 plat plan filed with the Zoning De-
 partment.
 Hearing Date: Thursday, August
 11, 1983 at 10:15 A.M.
 Public Hearing: Room 106, County
 Office Building, 111 W. Chesapeake
 Avenue, Towson, Maryland
 By Order Of
 ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County
 July 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 21, 1983

THIS IS TO CERTIFY, that the annexed advertisement was
 published in THE JEFFERSONIAN, a weekly newspaper printed
 and published in Towson, Baltimore County, Md., ~~once a week~~
 of one time ~~successive~~ weeks before the 11th
 day of August, 1983, the first publication
 appearing on the 21st day of July
 1983.

THE JEFFERSONIAN,

L. Frank Smith
 Manager.

Cost of Advertisement, \$ 19.25

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 15 Date of Posting 7/23/83
 Posted for: Petition for Variances
 Petitioner: Frances C.L. Principate, et al.
 Location of property: N.E.C. Shore & Esquire Rds.
 Location of Signs: near intersection of Shore & Esquire
 Remarks: None
 Posted by: Alan Z. Coleman Date of return: 7/29/83
 Number of Signs: 1

